

Longhirst Village | Longhirst | NE61 3LT

Asking Price £290,000

RMS | Rook Matthews Sayer

3 1 1

Spacious Family Home

Three Bedrooms

Spacious High Spec Kitchen

Beautifully Presented Lounge

Modern Décor

Fabulous Enclosed Rear Garden

Garage plus On Street Parking

Freehold

For any more information regarding the property please contact us today









T: 01670 511 711
morpeth@rmsestateagents.co.uk

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Highly sought after location! This spacious and well-presented three bedroomed family home, is nestled within a small and well-established community on Longhirst Village. This area has always been a highly requested area, as the village is surrounded by woodland and greenery, offering its new owners a tranquil and laid back lifestyle. The property is simply stunning throughout, with much love and attention to detail by its current owners.

On your doorstep set within the grounds of Longhirst Hall, you have a fantastic Golf Club, along with Morpeth Cricket, Hockey and Tennis Clubs. Morpeth Town Centre is but a short drive away, where you can enjoy the hustle and bustle of bi-weekly markets, an array of bars, restaurants and river walks to choose from.

The property briefly comprises:- Entrance hallway, downstairs W.C., a high spec kitchen which has been fitted with a range of modern wall and base units, offering an abundance of storage, plus space for your own dining area, perfect to enjoy family meals. Integrated appliances include fridge/freezer, double oven, electric hob and space for your washing machine. This leads seamlessly through to a beautifully presented lounge with floods of natural light, and access leading you straight into the rear garden via the double patio doors. The lounge has been fitted with carpets, complimented with modern décor and a fire place with surround.

To the upper floor of the accommodation, you have three generous sized bedrooms. Two large doubles, and one single, which could also be used as an office to suit. All rooms offer a view from every window, with modern décor throughout, plus excellent storage. The family bathroom is a great space, fitted with W.C., hand basin, freestanding roll top bath and a separate shower.

Externally there is a garage with additional on street parking available. To the rear, you have a fabulous enclosed garden, which has pebbles and decking area, making it low maintenance. This garden is an ideal space for those who enjoy outdoor living. You further benefit from a communal green space to the rear of the garage, offering that extra space for clothes drying.

This is a must view, to appreciate the space on offer.

MEASUREMENTS:
Lounge: 20'5 x 12'3 (6.22m x 3.73m)
Kitchen/Diner : 13'10 x 10'11 (4.22m x 3.33m)
Downstairs W.C: 7'11 x 3'7 (2.16m x 1.12m)
Bedroom One: 13'8 x 12'6 Max Points (4.17m x 3.81m Max Points)
Bedroom Two: 11'7 x 11'10 Max Points (3.53m x 3.61m Max Points)
Bedroom Three: 9'7 x 7'10 (2.92m x 2.39m)
Bathroom: 8'5 x 7'3 (2.57m x 2.21m)

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Copper Wire
Mobile Signal Coverage Blackspot: No
Parking: Garage & On Street

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

EPC Rating: C
Council Tax Band: C

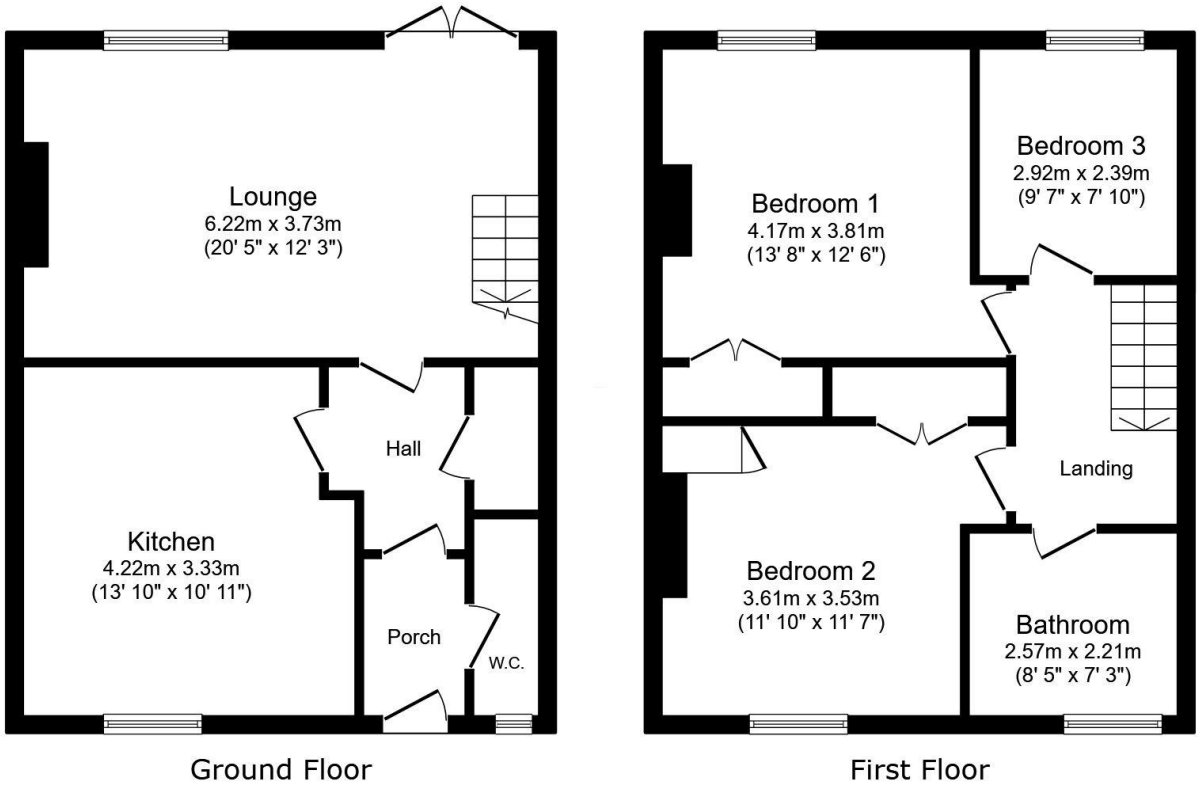
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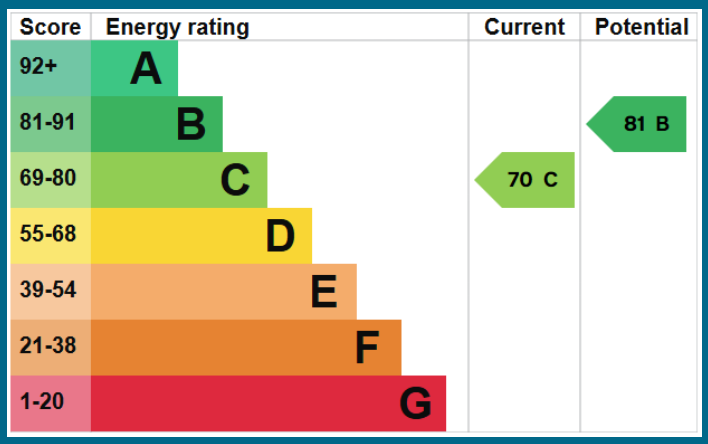
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Total floor area: 100.2 sq.m. (1,078 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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